

This Instrument prepared by: J.P.Gallagher & Associates  
6074 Appletree Drive  
Memphis, TN 38115  
901-566-2430

4/04/08 10:06:31 55  
BK 581 PG 649  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of February 2008, by Aaron and Angela Jones, party of the first part, and Evelyn Jones-Shipp, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Lot 49, Phase A Ranch Meadows PUD, located in Section 25, Township 1S, Range 9W, Desoto County, Mississippi, as shown on plat of record in Plat Book 55, Page 21, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Warranty Deed recorded at instrument number 551-70, in the aforesaid Register's Office.

The party of the first part herein further warrants and covenants that the above-described property is not the principal residence of the said party of the first part, and does not constitute any part of his homestead.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.


And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for: subdivision restrictions, building lines and easements of record in Plat Book, 18 Page 46, in the Register's Office of Shelby County, Tennessee; 2008 Shelby County taxes are not yet due and payable.


And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said parties of the first part the day and year first above written.

  
Aaron Jones

  
Angela Jones

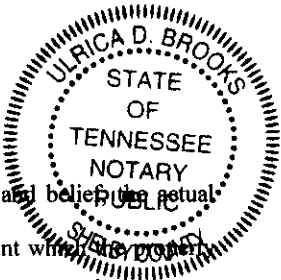
STATE OF Tennessee  
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Evelyn Jones-Shipp, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.


WITNESS my hand and seal, this 27<sup>th</sup> day of February 2008

  
Notary Public

My commission expires:  
**MY COMMISSION EXPIRES:**  
**March 16, 2011**  
STATE OF TENNESSEE  
COUNTY OF SHELBY



I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 130,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
Affiant

Subscribed and sworn to before me this 27<sup>th</sup> day of February 2008.

  
Notary Public

My commission expires:  
**MY COMMISSION EXPIRES:**  
**March 16, 2011**

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS 6958 Ranch Ridge Cove  
Olive Branch, MS 38654

MAIL TAX NOTICES TO: Evelyn Jones-Shipp

NAME AND ADDRESS OF PROPERTY OWNERS: Evelyn Jones-Shipp  
6958 Ranch Ridge Cove  
Olive Branch, MS 38654



RETURN TO:  
J.P. Gallagher & Associates  
6074 Appletree Drive  
Memphis, TN 38115

TAX PARCEL NO.: 1097251200004900

Evelyn Jones Shipp  
6958 Ranch Ridge Cove  
Olive Branch, MS 38654  
901-789-5705  
2nd number - N/A

Aaron and Angela Jones  
2374 Dear Forrest Dr  
Memphis, TN 38141/  
901-366-4941  
2nd number - N/A